

**CERTIFICATION**

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

- (1) I am an Agent for The Elm Grove Homeowners Association, Inc., a Texas non-profit corporation;
- (2) An Instrument titled: "Articles of Incorporation of The Elm Grove Homeowners Association, Inc.", is attached hereto;
- (3) The property affected by the said Instrument is described as, to wit:

Elm Grove Condominiums, a condominium in Harris County, Texas according to the Condominium Declaration and amendments thereto respectively recorded in Volume 85, Page 41; Volume 92, Page 126; Volume 97, Page 111; Volume 97, Page 112; Volume 161, Page 22 of the Condominium Records of Harris County, Texas;

- (4) The attached Instrument is a true and correct copy of the original.

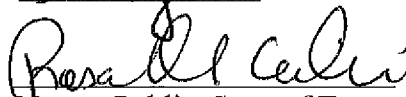
IN WITNESS WHEREOF, I have subscribed my name on this 15<sup>th</sup> day of July, 2019.

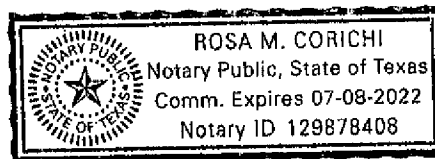
By:   
James R. Young, Attorney for The Elm Grove Homeowners Association, Inc.

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on the day personally appeared James R. Young, Attorney for The Elm Grove Homeowners Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 15<sup>th</sup> day of July, 2019.

  
Notary Public, State of Texas



RP-2019-318234

OCT 4 1978

ARTICLES OF INCORPORATION

OF

THE ELM GROVE HOMEOWNERS ASSOCIATION, INC. *Patrick Bruce*  
Attorney, Corporation Division

We, the undersigned natural persons of the age of twenty one (21) years or more, at least two of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following articles of incorporation of such corporation.

ARTICLE I

The name of the corporation is THE ELM GROVE HOMEOWNERS ASSOCIATION, INC., hereinafter sometimes called the "Corporation" or the "Association".

ARTICLE II

The corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purpose or purposes for which the corporation is organized are: to operate, manage, maintain and administer the affairs of The Elm Grove Condominium, a condominium project established pursuant to Article 1301a of the Texas Revised Civil Statutes and that certain Condominium Declaration dated September 29, 1978, recorded in Volume 85 at Page 41 of the Condominium Records of Harris County, Texas, (the "Declaration"); to enter into and perform any contract and to exercise all powers which may be necessary or convenient to the operation, management, maintenance and administration of the affairs of The Elm Grove Condominium as a condominium project in accordance with the Declaration, and any other areas created by the annexation and dedication of additional property to the Condominium Regime as provided in Article 23 of the Declaration; to promote the health, safety and welfare of the residents within the above condominium project and any additions thereto as may hereafter be brought within the jurisdiction of this Association; to exercise the powers and privileges and to perform all of the duties and obligations, including, but not limited

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to the collection of assessments for such purposes, as set forth in the Declaration, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length, and to have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Texas by law may now or hereafter have to exercise.

ARTICLE V

The street address of the initial registered office of the corporation is 3463 West Alabama, Houston, Texas 77027, and the name of its initial registered agent at such address is WILLIAM L. BROWN.

ARTICLE VI

Every person or entity who is a record owner of a fee or undivided fee interest in any condominium unit which is subject by the Declaration to assessment of the Association including contract sellers shall be a member of the Association and shall be entitled to one vote for each unit owned, the value of such vote shall be equal to the percentage interest assigned to each such unit as set forth in the Declaration. When more than one person holds an interest in any unit, all such persons shall be members. The vote for such unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any unit. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Memberships shall be appurtenant to and may not be separated from ownership of any unit which is subject to assessment by the Association.

ARTICLE VII

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
JOHN J. EIKENBURG	608 First City National Bank Bldg Houston, Texas 77002
R. CHARLES STILES	608 First City National Bank Bldg Houston, Texas 77002
JOHN F. RHEM, JR.	608 First City National Bank Bldg Houston, Texas 77002

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ARTICLE VIII

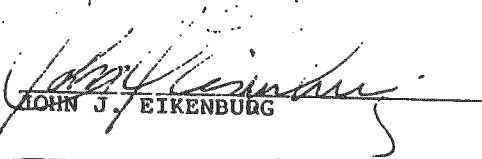
The affairs of this Association shall be managed by a Board of three (3) Managers. The number of Managers may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of initial Managers until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
WILLIAM L. BROWN	3463 West Alabama Houston, Texas 77027
F. THOMAS DUNN	3463 West Alabama Houston, Texas 77027
JOHN ZIMMERMAN	3463 West Alabama Houston, Texas 77027

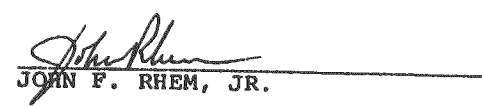
ARTICLE IX

Amendment of these articles shall require the assent of three-fourths (3/4) of the entire membership.

IN WITNESS WHEREOF, we have hereunto set our hands, this 21<sup>st</sup> day of September, 1978.

  
JOHN J. EIKENBURG

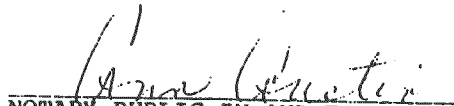
  
R. CHARLES STILES

  
JOHN F. RHEM, JR.

THE STATE OF TEXAS            I

COUNTY OF HARRIS            I

I, a Notary Public, do certify that on this the 21<sup>st</sup> day of September, 1978, personally appeared JOHN J. EIKENBURG, R. CHARLES STILES, and JOHN F. RHEM, JR., who each being by me duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators and the statements contained therein are true.

  
NOTARY PUBLIC IN AND FOR  
HARRIS COUNTY, T E X A S

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FILED FOR RECORD  
8:30 A.M.

JUL 29 1991

*John P. ...*  
County Clerk, Harris County, Texas

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# Pages 6  
07/23/2019 03:39 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$32.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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